

**MANAGEMENT CERTIFICATE
FOR
BELLA CASA OWNERS ASSOCIATION**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Bella Casa Owners Association, and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Bella Casa
2. The name of the Association: Bella Casa Owners Association
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Bella Casa Owners Association
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com
6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00
Reserve: \$1,500.00
Working Capital: \$100.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

BELLAS CASA OWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §

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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23rd day of August, 2023, by Beverly Coghlan, Agent for the Association of BELLA CASA OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

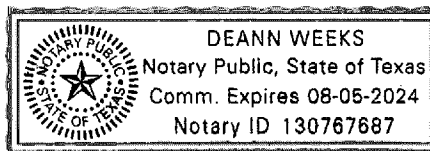


EXHIBIT A

Document	Recording Information
Bella Casa Phase 1 - December 20, 2004	Document No. Cabinet Q / Slide 78
Bella Casa Phase 2 - May 11, 2006	Document No. Vol. 2006 / Page 298
Bella Casa Phase 2-plat amendment – September 12, 2007	Document No. Vol. 2007 / Page 496
Declaration of Covenants, Conditions and Restrictions for Bella Casa Owners Association – March 29, 2005	Document No. 2005-0038873
Amendment of Annexation of Phase 2 of Bella Casa - December 29, 2006	Document No. 20061229001830600
Amendment to Declaration – December 29, 2006	Document No. 20061229001830620
Second Amendment to Declaration – January 27, 2023	Document No. 2023000008698

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000099879

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 30, 2023 11:18 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000099879
Receipt Number: 20230830000129
Recorded Date/Time: August 30, 2023 11:18 AM
User: Dwayne K
Station: Station 11

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX